



Land Management Ordinance

DRAFT Outline of Revisions

2/20/24

ARTICLE 1: ESTABLISHMENT, PURPOSE, AND RULES FOR THE INTERPRETATION OF ZONING DISTRICTS

AMENDMENTS TO ARTICLE 1

- 1.2 Purpose of Districts
 - Purpose statements for R-2 and R-O districts updated.
 - R-2 District: Removed condos and apartments as an allowable use.
 - R-O District: Clarified allowable residential types including condos and apartments.
 - Design Overlay District purpose statement updated.
 - Deleted Neighborhood Conservation District and Stabilization Overlay District

FUTURE WORK / FURTHER DISCUSSION NEEDED

- Should RD and RD-1 be consolidated?
 - No real difference in dimensional requirements.
 - Allowable use differences
 - Concentrated Animal Feeding Operations (CAFOs) allowed in RD and not RD-1.
 - Scenic & Sightseeing Transportation allowed in RD-1 but not allowed in RD.
 - Potential future remapping to be in line with Natural Conservation / Rural Interface areas from the Future Land Use Map (Comp Plan).

ARTICLE 2: DISTRICT REGULATIONS

AMENDMENTS TO ARTICLE 2

- 2.2 Use Regulations
 - Interpretation section added with details on how zoning administrator is authorized to determine most appropriate use category for unlisted uses and details for developments with multiple principle uses.
- 2.3 Schedule of Permitted and Conditional Uses
 - Organization of permitted uses changed and grouped by use type instead of referencing NAICS codes.
 - Off Street Parking Requirements moved to Section 6.5
- 2.4 Dimensional Requirements
 - Revised minimum lot area to be in square feet (Not per 1,000 square feet).
 - Reviewed and revised lot size and width requirements (i.e. R-O lot width changed to match R-2).
 - Removed row and footnote related to stream / water body buffers. Moving this section to Section 4.6.

- Added notes/reference to Article 3 standards for patio homes, tiny homes, duplexes, townhomes and attached housing.
- Added cross reference to Section 7.4 for dimensional requirements for Conservation Subdivisions Option.
- 2.6 PDD, Planned Development District
 - Added minimum open space and pedestrian infrastructure requirements.
 - Added allowance for neighborhood commercial uses.
- 2.7 DOD, Design Overlay District
 - Updated definition to specify two overlays:
 - DOD1 – SC 34 and Peach Road
 - DOD2 – US 21 Scenic Overlay
 - Deleted sections related to the Design Review Board.
 - Updated Design Standards section
 - Specified underground utility requirement was for new utility lines only.
 - Deleted architectural details requirement.
 - Added design standards for DOD1 - SC 34 and Peach Road
 - Setback of 60ft for parcels over 5 acres
 - Planted bufferyard requirements
 - Incentives for tree save along frontages
 - Added design standards and permitted uses for DOD2 – US 21 Scenic Overlay
 - Telecommunication towers not permitted
 - Building height limits is 35ft (except agricultural buildings)
 - Planted bufferyard requirements
 - Incentives for tree save along frontages

FUTURE WORK / FURTHER DISCUSSION NEEDED

- Potential updates/clarification to specify submittal, review and approval process for development in DODs.
- Potential updates to bufferyards and cross reference (Article 4)

ARTICLE 6: OFF-STREET PARKING AND LOADING REGULATIONS

AMENDMENTS TO ARTICLE 6

- 6.3 Design Standards
 - Clarified that paving is required with more than 20 off street parking stalls.
 - Excess parking (over 20% above requirement) shall be permeable surface to reduce runoff.

- Removed reference to parking requirements in Table 1 of the ordinance.
- Inserted a separate parking requirement table in this section (Section 6.5).
 - Reduced requirements for many types of non-residential.
 - Clarified calculation of parking requirements.
- Updated accessible parking requirements.
- Updated storage and use of campers / recreational vehicles.
 - R-1 and R-2: A recreational vehicle may be used for temporary lodging for no more than 15 continuous days, and no more than 60 days in a calendar year.
 - RD and RD-1: No limit on number of days that a recreational vehicle may be used for temporary lodging.

ARTICLE 7: LAND DEVELOPMENT REGULATIONS

AMENDMENTS TO ARTICLE 7

- 7.3 Site Design Standards for Subdivisions
 - Max dead-end street changed to 800 ft, except for RD and RD-1 that remained at 1200 ft.
 - Street types
 - Definitions added, pavement width and right-of-way width revised.
 - Curb and gutter requirement specified for subdivisions with average lots less than 30,000 square feet and in commercial developments with greater than 10,000 square feet of nonresidential space.
 - Guidance for on-street parking and medians provided.
 - Access standards specified for residential (> 50 lots).
 - Cross access and connectivity standards added.
 - Ditch and swale standard added (minimum of six feet in width).
- 7.4 Site Design Standards for Conservation Subdivisions
 - Location, resource identification and design standards updated.

FUTURE WORK / FURTHER DISCUSSION NEEDED

- Cross check with Streets Ordinance (Section 674, now 820). Remove duplication and add references where needed.
- Street types: May need to define and add standard for alleys.
- Curb and gutter: Should allow exception in commercial areas for green stormwater infrastructure (i.e. bioswales).
- Access standards need to be discussed – threshold for requiring two access points.
- Road Signs and Names: Potentially overlap with Chapter 30 of the County Code. See:
https://library.municode.com/sc/fairfield_county/codes/code_of_ordinances?no_deld=COOR_CH30STSIOTPUPL

- 7.3.2: Private streets – who approves? Planning Commission or Zoning Administrator. Need to discuss ideal approval processes with the Planning Commission and staff.

ARTICLE 11: DEFINITIONS

AMENDMENTS TO ARTICLE 11

- Added statement that “Words contained in this ordinance and not defined hereinafter shall assume definitions as prescribed in Merriam-Webster’s Collegiate Dictionary, 11th edition.”
- Cross checked definitions with Article 7 of SC Planning Act. <https://www.scstatehouse.gov/code/t06c029.php>
- Added the following definitions:
 - Affordable Housing
 - Agricultural Facility
 - Agritourism
 - Animal Shelter
 - Antenna
 - Arboretum and/or Botanical Garden
 - Artisan Manufacturing
 - Auto Repair, Major
 - Auto Repair, Minor
 - Bar or Other Drinking Place
 - Broadcasting Studio
 - Car Wash
 - Civic Meeting Facilities
 - Commercial Recreation and Entertainment, Indoor
 - Commercial Recreation and Entertainment, Outdoor
 - Conservation Subdivision or Cluster Development
 - Conventional Subdivision
 - Craft Alcohol Production
 - Day Care Home / Family Child Care Home
 - Day Care Center / Child Care Center
 - Farmers Market
 - Flea Market
 - General Manufacturing
 - General Medical
 - General Office
 - General Personal Service
 - General Retail
 - General Retail, Large
 - Golf Course

- Government Office
- Hospital
- Intensive Manufacturing
- Kennel
- Light Limited Manufacturing
- Medical and Diagnostic Lab
- Mixed-Use Building
- Nursery
- Open Storage
- Public Safety Facility
- Setback
- Setback, Front
- Setback, Side
- Setback, Rear
- Shooting Range, Indoor
- Shooting Range, Outdoor
- Short-term Rental
- Solar Panels, Roof Mounted
- Solar Energy Conversion, Small Scale
- Solar Energy Conversion, Large Scale
- Telecommunications Tower
- Tiny Home
- Tiny Home Village
- Utilities
- Utility, Major
- Utility, Minor
- Veterinary Services
- Wind Conversion, Large Scale
- Wind Conversion, Small Scale
- Wind Turbine
- Wind Turbine Height
- Zoo